



346 Grosbeak Way Fort McMurray Alberta

\$469,900

INCREDIBLE VIEWS OF RIVER VALLEY, A WALK-OUT BASEMENT, AND ATTACHED GARAGE! This exquisite luxury home radiates pride of ownership, meticulously maintained by the ORIGINAL OWNERS. If being situated in a prime location is a priority, then this home is the perfect fit for you. Nestled in the heart of Eagle Ridge, you'll be within walking distance of a variety of conveniences, including shopping, restaurants, amenities, trails, transit, parks, and elementary schools. One of the most appealing aspects of this location is the breathtaking panoramic views of the River valley and Athabasca River that can be enjoyed from every level of the home. As you step into the foyer, you'll be led to an oversized living room, large windows, and a garden door that opens to your upper deck. This inviting space also features a lovely-tiled gas fireplace, making it the perfect spot to entertain family and friends for years to come. With high ceilings throughout the main level, the living area feels airy and bright. The kitchen offers ample storage with tons of cabinets, stainless steel appliances, an eat-up breakfast bar, and a huge corner pantry. You'll also find a guest bathroom and laundry room conveniently located on the main floor. Upstairs, there are three bedrooms and a bonus room that can be used as a home office area or playroom for kids. The master bedroom includes a walk-in closet and a full ensuite bathroom. The fully finished walk-out basement with a SEPARATE ENTERANCE that can be a MORTGAGE HELPER. The basement comes equipped with a kitchenette, a living room, two bedrooms, a full bathroom, and separate laundry facilities. This basement is super bright as it is a walk-out basement and features its own private patio. This home offers a great-sized yard and an attached garage with direct access to the home. *Using virtual reality visuals featuring furniture (unattached goods)...

Bonus Room 9.00 Ft x 12.17 Ft

Bedroom 11.33 Ft x 10.50 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

4pc Bathroom 8.42 Ft x 5.42 Ft

Primary Bedroom 12.33 Ft x 12.92 Ft

Furnace 8.42 Ft x 6.75 Ft

4pc Bathroom 5.08 Ft x 7.75 Ft

Bedroom 12.42 Ft x 9.25 Ft

2pc Bathroom 5.08 Ft x 5.50 Ft

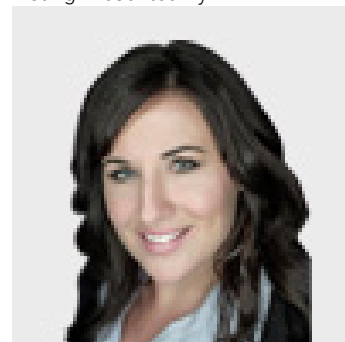
Living room 12.25 Ft x 12.50 Ft

Dining room 10.75 Ft x 10.50 Ft

Kitchen 10.25 Ft x 10.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
EXP REALTY



RE/MAX Fort McMurray

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Other 8.58 Ft x 5.08 Ft

Laundry room 8.50 Ft x 5.08 Ft

Recreational, Games room 12.33 Ft x 9.92 Ft

Bedroom 10.00 Ft x 12.08 Ft

Bedroom 10.25 Ft x 11.50 Ft